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Detailed Feature List
17 Walker Blvd, Alliston

Summary:

Welcome to this beautifully maintained Dorchester II home by Previn Court! This four-bedroom end unit townhouse is exceptionally clean, well cared for, and shows beautifully. The main floor features 9-foot ceilings, hardwood flooring, and custom blinds throughout. The kitchen boasts Bosch appliances, granite countertops, and breakfast bar seating, with a walkout from the dining area to the backyard deck and patio. The living room showcases a custom gas fireplace, while the front den/office provides a versatile space. A powder room and garage access complete this level. Upstairs, the second floor includes four spacious bedrooms with carpet throughout. The principal bedroom offers a walk-in closet and an en suite with a separate glass-enclosed shower and a luxurious soaker tub. The bathrooms feature upgraded granite countertops, and a laundry room is conveniently located on this floor. The unfinished basement features tall ceilings, above-grade windows, and a bathroom rough-in, offering great potential. The exterior is a backyard retreat, featuring a fully fenced yard with two custom pergola privacy walls, a garden shed, and a large, pool-sized lot (6000+ sq. ft. / 560 m). A ~200 sq. ft. deck leads down to a ~500 sq. ft. patio, perfect for relaxing and entertaining. A covered front porch and all brick exterior adds charm and curb appeal. This 2154 sq. ft. home (as per builders plans) offers a perfect blend of style, space, and comfort. Must be seen!

PROPERTY

- Oversized lot, pool size potential. Triangle shaped.
- Paver stone walkways
- Front yard landscape block flower planter
- Fully fenced in back yard
- 6000+ sq. ft. / ~560 m lot size

HOUSE

- Two story end unit townhouse with full basement
- Built in 2014
- ~2,154 sqft.
- Covered front porch
- All brick exterior with half stone block façade
- Maxmar customs pleated blinds throughout

MAIN FLOOR

- 9' ceilings throughout main floor
- **FOYER** –
 - Porcelain floor
 - Coat closet
 - **TWO-PIECE BATH** - Granite vanity top, porcelain floor and custom light fixture
- **KITCHEN – 10.53' X 14.6'**
 - Porcelain floor
 - Granite counter tops
 - Undermount sink
 - Bosch stove, dishwasher, rangehood and refrigerator - with ice and water dispenser
 - Stone tile backsplash
 - Reclaimed wood shelves
 - Countertop breakfast bar seating
 - Pendant and pot lights

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- **DINING AREA – 9.19' X 9.71'**
 - Porcelain floor
 - Open concept
 - East views
 - Sliding walk out to rear yard – 8ft wide door
 - Industrial-antique reclaimed wood ceiling light fixture
- **LIVING ROOM – 12.7' X 22.47'**
 - Hardwood floors
 - Gas fireplace with custom stone surround and wood mantel - 2021
 - East views
- **DEN/OFFICE – 10.43' X 8.4'**
 - Hardwood floors
 - West views

SECOND FLOOR

- Curved staircase
- Hall closet
- **PRINCIPAL BEDROOM – 14.57' X 12.4'**
 - Carpet
 - East views
 - Walk in closet
 - Custom reclaimed wood barn door headboard
 - **ENSUITE - vanity with granite, oversized soaker tub, separate shower with glass surround. Multi head shower system with hand wand and rain head. Porcelain floors.**
- **SECOND BEDROOM – 12.89' X 12.8'**
 - Carpet
 - Double door closet
 - West views
 - Custom built in iron pipe shelves
- **THIRD BEDROOM – 9.94' X 12.83'**
 - Carpet
 - Double door closet
 - West views
- **FOURTH BEDROOM – 10.93' X 8.83'**
 - Carpet
 - Single door closet
 - North views
- **LAUNDRY ROOM – 5.91' X 5.45'**
 - Porcelain floor
 - LG washer and dryer with pedestals



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- **MAIN BATHROOM**

- Porcelain floor
- Four piece
- Granite vanity top
- Tub shower combo with handheld shower wand

BASEMENT

- Unfinished
- Concrete floor
- ~8'4" high ceilings
- **STORAGE AREA - 12.66' X 22.45'**
 - 100-amp breaker panel
 - Sump pump
 - Above grade windows
- **RECREATION ROOM AREA - 22.90' X 19.88'**
 - Roughed in bathroom
 - York furnace with Air Conditioning and Humidifier – Serviced in 2025
 - Lifebreath HRV
 - Laundry sink
 - Above grade windows

GARAGE – 9' x 19'

- Single car
- Smart MyQ Opener
- Roughed in central vac
- Mezzanine storage area
- ~11'4" high ceilings

REAR YARD

- Pool sized back yard
- Two pergolas
- ~200 sq. ft. multi level deck
- ~500 sq. ft. patio with retaining walls and armor stone - 2019
- Custom garden shed - 2020



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SERVICING

- Enbridge Gas
- Electricity – Alectra
- Bell Fiber Internet

INCLUSIONS

- All window coverings
- Bosch stove, dishwasher, rangehood and refrigerator - with ice and water dispenser
- LG washer and dryer with pedestals
- MyQ smart garage door opener and remotes
- Sony wall mounted TV – bedroom two
- Whole home water filter
- Three Blink security camera
- Nest smart thermostat and smoke alarms

EXCLUSIONS

- Living room wall mirror

RENTALS

- Hot Water Heater - \$30.09 Reliance